



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

September 26, 2022

Council Chambers in Town Hall

150 Ski Hill Road, Breckenridge, CO 80424

THE TOWN OF BRECKENRIDGE IS NOW HOLDING HYBRID MEETINGS. THIS MEETING WILL BE HELD IN PERSON AT BRECKENRIDGE TOWN HALL. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND. IN PERSON ATTENDEES MUST NOT ACCESS THE VIRTUAL MEETING WHILE IN COUNCIL CHAMBERS.

This meeting will also be broadcast live over Zoom. Log-in information is available in the calendar section of our website: www.townofbreckenridge.com.

Questions and comments can be submitted prior to the meeting to websiteopensepace@townofbreckenridge.com.

- 4:00 pm** ***Site visit to the the Shock Hill/Airport Road forest health project. Meet at the Rec Center to walk to site.***
- 5:30 pm** ***Call to Order***
- 5:35 pm** ***Discussion/Approval of Minutes*** **1**
- August 22, 2022 Draft BOSAC Meeting Minutes
- 5:40 pm** ***Discussion/Approval of Agenda***
- 5:45 pm** ***Public Comment (Non-Agenda Items)***
- 5:55 pm** ***Staff Summary*** **5**
- Field Season Update
 - FOBT Season Highlights
 - Forest Health Projects Update
 - Grant Updates
 - Sallie Barber Mine Open House
 - SPRTV Update
 - Xcel Powerline Project at B&B Trailhead Update
 - Open Space Visit to Pitkin County
- 6:10 pm** ***Open Space Discussion*** **9**
- Breckenridge History's Jessie Mill Project
 - Outdoor Equity Grant
 - Draft OST Master Plan
 - Council Matters Related to Open Space Topics
- 7:15 pm** ***Executive Session***
- 7:30 pm** ***Adjournment***

I) CALL TO ORDER, ROLL CALL

Duke Barlow called the August 22, 2022, regular meeting of BOSAC to order at 5:30 pm. Other BOSAC members present included Jeffrey Bergeron, Krysten Joyce, Nikki LaRochelle, David Rossi, Chris Tennal, and Bobbie Zanca. Staff members present Scott Reid, Anne Lowe, Mark Truckey, Zara Hickman, and Tony Overlock. Members of the public included Paul Semmer (OSAC and Town of Blue River) and Katherine King (Summit County Open Space and Trails). Ellen Hollinshead and Peter Grosshuesch (OSAC) attended virtually.

II) APPROVAL OF MINUTES

A) BOSAC SPECIAL MEETING MINUTES – JULY 11, 2022

The minutes were approved as presented.

III) APPROVAL OF AGENDA

The agenda was approved as presented.

IV) PUBLIC COMMENT

Mr. Semmer stated the Town of Blue River (ToBR) approved an Open Space Plan. ToBR would like to discuss open space lands of interest within ToBR with the Town and County. Local Boy Scout groups have also removed trail blazes painted along Royal Placer.

V) STAFF SUMMARY

Ms. Lowe stated that the Little Mountain hiking trail is complete and now open to the public. Additionally, the Friends of Breckenridge Trails (FOBT) volunteer events are wrapping up for the year, with two more on August 27 and September 10.

The Naturalists are in peak season for Cucumber Gulch Preserve guided hikes and interpretive stations at Illinois Creek trailhead. In addition, the Naturalists are compiling visitor use surveys and wildlife data for the Preserve.

Ms. Lowe stated the Shock Hill and Airport Road forestry project was completed in the first two weeks of July, totaling 24 acres. The Peabody Placer project may begin in September 2022, but could be delayed until after July 1, 2023. Contractors must complete this project by October 31, 2023.

BOSAC and OST staff are scheduled to visit Pitkin County Open Space & Trails on October 12, 2022. Staff will follow up with BOSAC regarding logistics, carpooling, and times.

Ms. Lowe stated that Breck Create's Breckenridge International Arts Festival (BIFA) is ongoing through August 21, 2022. Two of the three art pieces were installed on Moonstone and Iowa Hill trails. The Beethoven Sound Tank was canceled due to last week's rain.

The Breck Epic concluded on August 19, 2022. One race day was canceled due to rain.

Mr. Rossi stated there was a lack of Breck Epic outreach this year to inform the community of where the racers would be. Mr. Bergeron agreed and observed a decrease in communication via Facebook compared to previous years.

VI) OPEN SPACE DISCUSSION

A) BARNEY FORD SITE VISIT DEBRIEF

Ms. Lowe stated that planning for next year's field season has begun, and staff plans to address the Barney Ford Trail. The County agrees that deferred maintenance is a priority for the jointly-managed trail. Additionally, OST staff plans to survey the Copper Canyon area to determine the exact boundaries for a potential trail network envisioned by Council member Todd Rankin.

Mr. Overlock stated that the Barney Ford trail is one of the most popular downhill bike trails descending into Town. Some of the trail elements are not accessible to new or intermediate mountain bikers. The trail reroute of 400 feet addresses safety concerns while still providing trail elements. The estimated cost of the project is \$24,000, and the Town and County will split the costs. Weather pending, this project may begin as early as this fall or in summer 2023.

Mr. Bergeron stated that re-vegetation is important for the decommissioned portion of the trail to ensure it does not become a social trail.

B) DRAFT OST MASTER PLAN

Ms. Lowe stated that all BOSAC comments were integrated into this Master Plan draft. The language in this draft references some of the language and structure of the Destination Management Plan. The plan is separated into four strategic goals, each with its own initiatives, as well as opportunities and challenges.

Ms. Joyce stated the document is easier to navigate with the table of contents and the new organizational structure.

Mr. Bergeron stated that this is meant to be a general document, and many of his lingering concerns would be addressed through a separate trails work plan.

Ms. Lowe stated that a trails work plan could exist as a living document to incorporate changes and priorities over time. The document could define short and long-term goals, areas of interest, and key connections.

Mr. Rossi stated that a living trail work plan would be beneficial to review annually and for new BOSAC members to showcase current priorities.

Ms. Lowe stated the work plan is typically presented at the annual BOSAC meeting in April, especially with incoming BOSAC members, as well as at the annual Open House in May as a way to gain feedback from the general public.

Ms. LaRochelle stated that the living trail work plan would be a good place to discuss signage in regards to particular trails or issues (e.g., etiquette).

Ms. Joyce asked if a link to the Master Plan dynamic map dashboard would be added to the Master Plan document.

Ms. LaRochelle stated that the focus conservation areas and conservation overlays are confusing concepts within the document. Ms. Lowe stated the conservation overlay represents areas with important wildlife value, such as corridors, wetland areas, and habitats without regard to boundaries or ownership. The focus conservation areas apply to specific parcels or groups of parcels for acquisition.

Mr. Semmer stated that the Master Plan applies concepts across Upper Blue land regardless of jurisdiction (e.g., USFS land) and should be stated in the document. Additionally, the public engagement process is beneficial when working with the USFS.

Mr. Rossi stated that trail planning and design on page twenty-three prioritize trail connections, which is limiting. Situations may arise where a new-clustered trail system is beneficial to the overall system.

Ms. Joyce asked if the Master Plan has yet gone through the Social Equity Commission. Several concepts should be verified with them first. Mr. Barlow stated that the next step is taking the plan to the Social Equity Commission.

Mr. Rossi stated that the OST program might not be best suited to manage an equipment library. Additionally, Mr. Rossi asked if a grant process to outfit through local shops would be a solution. Ms. Lowe stated the Recreation Department is the best place for an equipment library, although the Social Equity Commission feels as though an equipment library doesn't get to the root of many barriers to the outdoors.

Ms. Zanca stated concerns about QR codes for the Spanish translation of signage that were raised by the Social Equity Commission. Many trailhead locations do not have Wi-Fi, and using a QR code would require a data plan limiting its helpfulness.

Mr. Rossi requested the Master Plan to be reviewed by the Mountain Dreamers organization for additional access and outreach ideas.

Mr. Bergeron stated the Master Plan introduction should include the origin of Town Open Space resulting from a grassroots campaign by citizens.

C) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Bergeron stated that the new Chantilly trail creates three separate trails, all named Chantilly, which is confusing for wayfinding. Additional name considerations would be beneficial.

VII) ADJOURNMENT

Mr. Barlow moved to adjourn the regular meeting of BOSAC. Mr. Rossi seconded the motion. The general meeting of BOSAC concluded at 8:08 pm.

The next regular meeting of BOSAC is scheduled for September 26, 2022 at 5:30 pm.

Duke Barlow, Chair

DRAFT

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: September 26, 2022 Meeting

Staff Summary

Field Season Update

Our Open Space & Trails (OST) Technicians have been busy completing the following projects:

- Maintenance on existing dry trails and hazardous tree removal system-wide.
- Completed Little Mountain Hiking Trail.
- Completed the new extension of the Chantilly Trail.
- Early October, work will begin in the clear cut of the Barney Ford Trail in conjunction with Higher Ground Earthworks.
- Work continues the on new Galena Ditch Trail, improving climbing turns and tread alignments.
- In October, Technicians will focus on system-wide maintenance, repairing tread, limbing, cleaning drainages, and de-berming critical edges.

Friends of Breckenridge Trails (FOBT) Season Highlights

The FOBT program has wrapped up its very successful 2022 season, with over 348 volunteers donating 24,360 hours of their time.

Highlights include the final weed pull volunteer event on August 27, 2022. Through FOBT volunteer events and additional collaboration with the Colorado Department of Agriculture, approximately 11 acres of open space were treated this season for false chamomile.

The annual End-of-Season Party to celebrate volunteer efforts is scheduled for Thursday, October 6th at Carter Park from 5:00pm to 7:00pm. Staff encourages BOSAC and their families to attend. Please see enclosed flyer for the party.

Forest Health Projects Update

There are no updates on the cross-boundary Peabody Placer hazardous fuels project. Contractors will most likely begin after next July 1, 2023. The project must be completed by October 31, 2023.

OST staff met with the Colorado State Forest Service (CSFS and) Summit County Open Space & Trails to review jointly-owned open space in Galena Gulch for a future cross-boundary project with the White River National Forest. Project planning begins this year, with an estimated start of the project in 2024.

Grant Updates

OST staff submitted paperwork for forestry project reimbursements from CSFS grant sources. For the 2020 Peak 7 Water Tank and 2022 Shock Hill/Airport Road forestry projects, OST will receive \$57,600 in grant reimbursements from Denver's Forest to Faucets II program and Summit County's Strong Futures Fund.

Additionally, staff plan to submit an application to the Colorado State Outdoor Recreation Grant for frontcountry trailhead infrastructure upgrades in December of 2023.

Sallie Barber Mine Open House

Breckenridge History has invited BOSAC to an open house for the recent stabilization project on the Sallie Barber Mine on Wednesday, September 28th from 3:30-5pm. Please see enclosed invitation.

They are encouraging everyone to bike or hike up to the site, but there will be a limited shuttle available as needed. Short comments will likely begin around 4pm.

SPRTV Update

The SPRTV project to replace the powerline on Baldy has recently hit a few problems. The County recently learned that at least one private property owner granted permission to SPRTV via an easement that also allows them to tap into power from the powerline, once installed. Xcel, USFS, and the County would have to review and permit any power extension, including power pedestals and connections from the powerline and associated grading and excavating. The County has drafted language into the joint Town/County easement amendment that prohibits SPRTV from providing power to other users, which the Town supports. The attorneys for the County and SPRTV are discussing.

Meanwhile, the Town and County are working on a restoration plan for the Laurium Road in an effort to keep momentum and assign tasks to all the parties involved.

Xcel Powerline Project at B&B Trailhead Update

Xcel is working to acquire the necessary permits from the County to begin work on replacing the powerline in French Gulch in the vicinity of the B&B Trailhead. They are planning on staging materials the weeks of September 19th and 26th. They will utilize two storage areas, one on the eastern side of the Country Boy Mine driveway nearest French Gulch Road and the other on the eastern end of the B&B Trailhead in the snow storage area.

During the week of October 3rd, weather and wind permitting, Xcel will begin replacing the powerline with the use of a helicopter. The helicopter landing area will be located on the western side of the Country Boy Mine driveway, and the helicopter will not need to fly equipment over French Gulch Road.

Xcel intends to install signage along French Gulch Road and the three trailheads (B&B, Reiling Dredge, and Sallie Barber) stating the start of construction and alerting users of planned work in the area. They will have flaggers on French Gulch Road for short 5-minute closures as the helicopter is in close proximity. They will also have flaggers along the trails for intermittent, temporary closures while the helicopter is flying overhead.

Work is planned to occur Monday through Sunday from approximately 7am-7pm.

Open Space Site Visit to Pitkin County

Please mark your calendars for **Wednesday, October 12th** for a BOSAC and staff visit to Pitkin County Open Space & Trails. Staff is continuing to work with Pitkin County staff to finalize topics of discussion and possible site visits, which may include biking or hiking. If you have specific topics you wish to discuss, please let Anne know. For more information on Pitkin County Open Space & Trails department, please visit their [website](#). Staff will follow up with BOSAC regarding logistics, carpooling, and times.

FOBT Volunteer Appreciation Dinner



End of Season Celebration

Thursday, October 6, 2022

5:00-7:00 pm

Carter Park Pavilion

**Join us in celebrating another
successful year of volunteer events!**

Dinner, drinks, and raffle prizes.



SALLIE BARBER MINE STABILIZATION OPEN HOUSE

**WEDNESDAY
SEPTEMBER 28
3:30-5 PM**

weather permitting



**Join Breckenridge History
as we celebrate the completion of the
Sallie Barber Mine stabilization project.**

**Sallie Barber Mine on Sallie Barber Road.
Please plan to hike or bike from the trailhead.**

Limited shuttle service available.

Contact Larissa in advance to reserve your spot.
larissa@breckhistory.org or call 970-453-9767.

FORMERLY
BRECKENRIDGE
HERITAGE ALLIANCE



Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: September 26, 2022 Meeting

Open Space & Trails Discussion

Breckenridge History's Jessie Mill Project

Breckenridge History is proposing to complete a much-needed stabilization project on the Jessie Mill. Please review the enclosed memo outlining the project.

Staff requests BOSAC come prepared to answer the following questions:

- 1. Does BOSAC have any questions about Breckenridge History's Stabilization project on the Jessie Mill?***
- 2. Does BOSAC recommend budgeting \$100,000 for an Open Space contribution to this project?***

Draft OST Master Plan

The latest draft of the OST Master Plan can be downloaded here: [OST Master Plan Draft](#). Please review the draft and come prepared to discuss the latest iteration.

Staff requests BOSAC come prepared to answer the following questions:

- 1. Does BOSAC have any questions about the latest Master Plan draft?***
- 2. Does BOSAC recommend the plan to Council for review and adoption?***

Outdoor Equity Project Grant for the Reiling Dredge

OST staff are submitting an application to the Colorado Parks and Wildlife Outdoor Equity Grant for wheelchair friendly upgrades to the Reiling Dredge parking area and trail. This application is due at the end of September, with work to be completed during the 2023 field season.

The Reiling Dredge Trail (0.25 mi), located within the Golden Horseshoe trail network, offers visitors stunning views and a look into the area's mining-rich history. At the trail's end, visitors reach the Reiling Dredge, a fully restored dredge boat built in 1908. Due to the meaningful experiences this location offers and the naturally gentle terrain, the OST program selected the Reiling Dredge Trail as good candidate for an upgrade to provide wheelchair access.

The goal of this project is to upgrade and retrofit the existing trail infrastructure to provide wheelchair access and parking to the Reiling Dredge. The current trail alignment begins by crossing a bridge spanning French Creek through piles of historic dredge rock, with expansive views of the Tenmile Range. The trail winds into the forest and ends at the Reiling Dredge overlook platform. Necessary infrastructure upgrades include parking lot expansion for ADA spaces and installation of recycled asphalt, parking space striping, pedestrian crossing signs, trail entrance ramp with handrails, trail grading and crusher fine installation, and buck and rail replacement.

Infrastructure upgrades to the Reiling Dredge Trail are the first steps to improving wheelchair access to Breckenridge trails.

Understanding that steep terrain is an unavoidable challenge in this mountainous trail network, the Town is committed to assessing future open space acquisitions for additional wheelchair and mobility access. Expanded outdoor access creates a more cohesive and inclusive community. Open space and trails are fundamental community values to Breckenridge and the reason why so many residents choose to live here. Creating a more accessible outdoor experience within the Town integrates the community and brings people together regardless of their mobility challenges.

The County Open Space and the Breckenridge Social Equity Advisory Commission (BSEAC) reviewed the project and are in support of it. The BSEAC also suggested adding two ADA parking spaces and additional signage to slow down fast moving traffic, as well as ensuring the trail is wide enough for safe passing.

Staff requests BOSAC come prepared to answer the following questions:

- 1. Does BOSAC have any questions about the grant application or plans to make the Reiling Dredge parking lot and trail wheelchair-friendly?***
- 2. Does BOSAC support the expansion of the Reiling Dredge parking lot to add ADA spaces?***
- 2. Does BOSAC support the grant application and project plans to make a wheelchair-friendly trail?***

Council Matters Related to Open Space Topics

Jeffrey Bergeron, in his role as Council liaison to BOSAC, will provide updates on open space-related topics that Council has recently discussed.



September 16, 2022

To: Town of Breckenridge Open Space Advisory Commission

From: Larissa O'Neil

Re: Jessie Mill Proposed Stabilization Project

Background: The Jessie Mill is one of the best and most easily accessed examples of a former mine and mill site in the greater Breckenridge area. The 1893 wooden stamp mill stands partially intact as evidence of miners' extensive efforts to recover gold and other minerals from the area.

In 2012, concerns about the structural stability of the Jessie Mill developed due to a significant, visible lean. Breck History commissioned an engineering study, which concluded the Jessie was at risk of collapse, but that stabilizing the structure was feasible. In a phased approach, the Jessie was brought back to a near plumb condition. An interpretive sign was installed in 2015.

History: The "Jessie," one of the largest mine and mill complexes in the Breckenridge area, operated from 1885 into the 1930s, although it enjoyed its heyday from the late 1880s through the early 1900s. The Jessie produced primarily gold but also significant amounts of silver and lead. It crushed large chunks of "run-of-mine" ore to sand-sized particles in order to extract the valuable gold, silver and lead. The stamps, 800-pound piston-like pieces of iron, moved in an up-and-down motion to crush the rocks. Only the wooden structures that held the stamps remain.

Project proposal: While significant work has been done to prevent the remains of the Jessie Mill from collapse, the structure still experiences significant snow loads in winter months and ongoing deterioration due to moisture exposure year round. As outlined in the Town and County-endorsed 2019 Historic Resources Management Plan, a roof above the remaining structure is the proposed treatment for long-term stabilization – a similar strategy to that which was used on the Wellington Ore Bin in French Gulch in 2015. In addition to protecting the structure from moisture and snow loads, the roof will act as a shear diaphragm, tying together the long walls on each side that are currently bowing out.

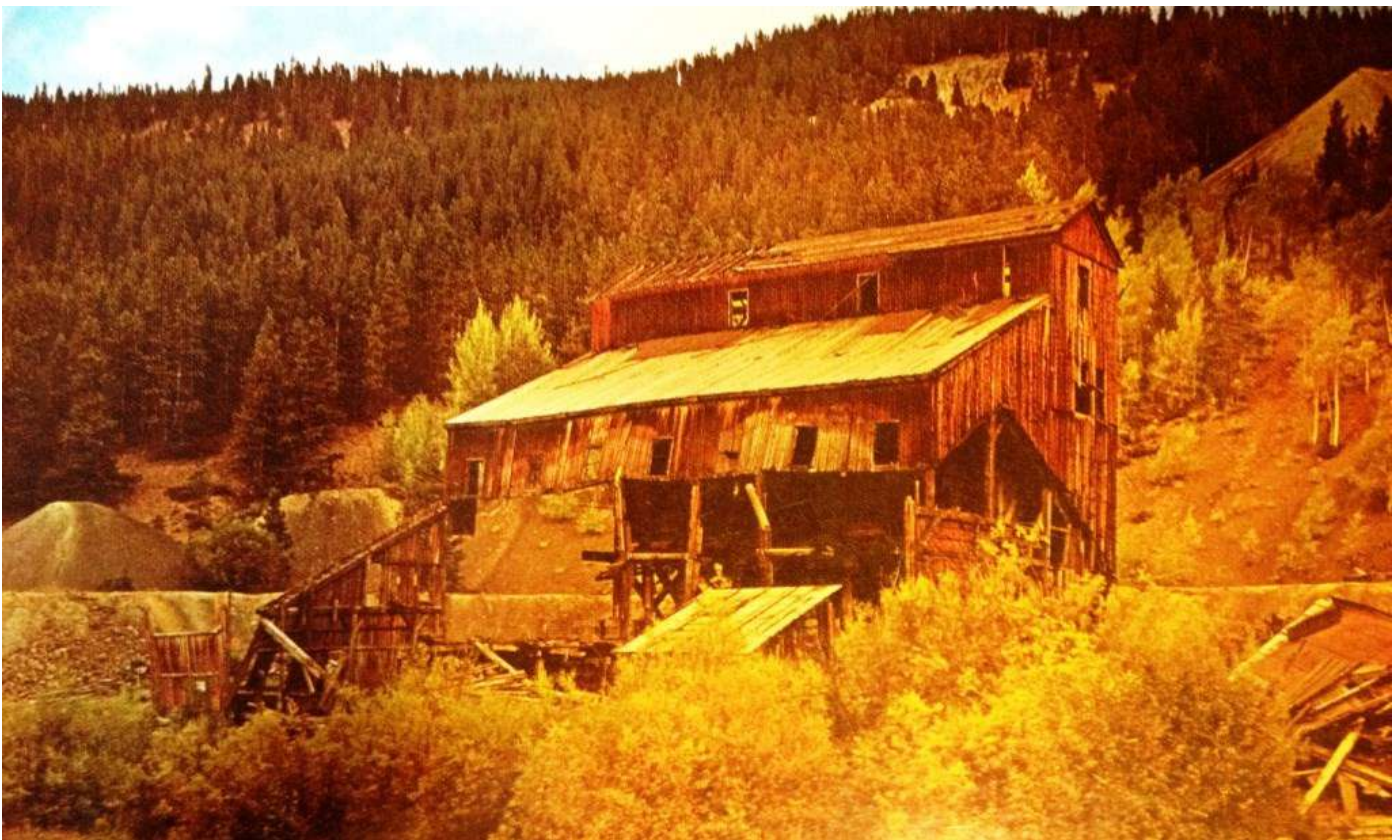
The new roof is designed to mimic the historic roofline. While much of the main Jessie Mill structure is gone, the proposed roof will honor the look and feel of the mill in the 1890s. The draft concept is included here for reference, as well as several historic photos of the Jessie.

Project Management & Cost: Breck History has identified Cortright Enterprises as the lead contractor for this project. Ty Cortright recently completed the Sallie Barber Mine stabilization and he has provided an initial estimate for the Jessie roof project. Pat Giberson, Backcountry Structural Engineering, is the selected structural engineer. He has worked on several historic preservation projects including the Sallie Barber stabilization and Washington Mine milling exhibit. The total budget is estimated at \$375,000, which includes in-kind contributions from the contractor and Breck History board members.

In 2018, Breck History completed the Reiling Dredge stabilization project for a similar budget (roughly \$360,000). For reference, Summit County Government contributed \$30,000 to that project, Town of Breckenridge Open Space & Trails earmarked \$87,500 and an additional \$87,500 came from the Town's general fund. The State Historical Fund (SHF), Colorado's leading funder for historic preservation, provided the remaining dollars. Unfortunately, SHF is not a good candidate for this project because of their strict parameters for historic preservation. Specifically, SHF would dictate stabilization with no new construction or a full reconstruction of the mill. A middle ground, like the one we're proposing, doesn't fall within their funding guidelines. Breck History is asking BOSAC and OSAC to consider some financial support for the Jessie roof stabilization project, with the remainder being requested from the Town.



Circa 1890



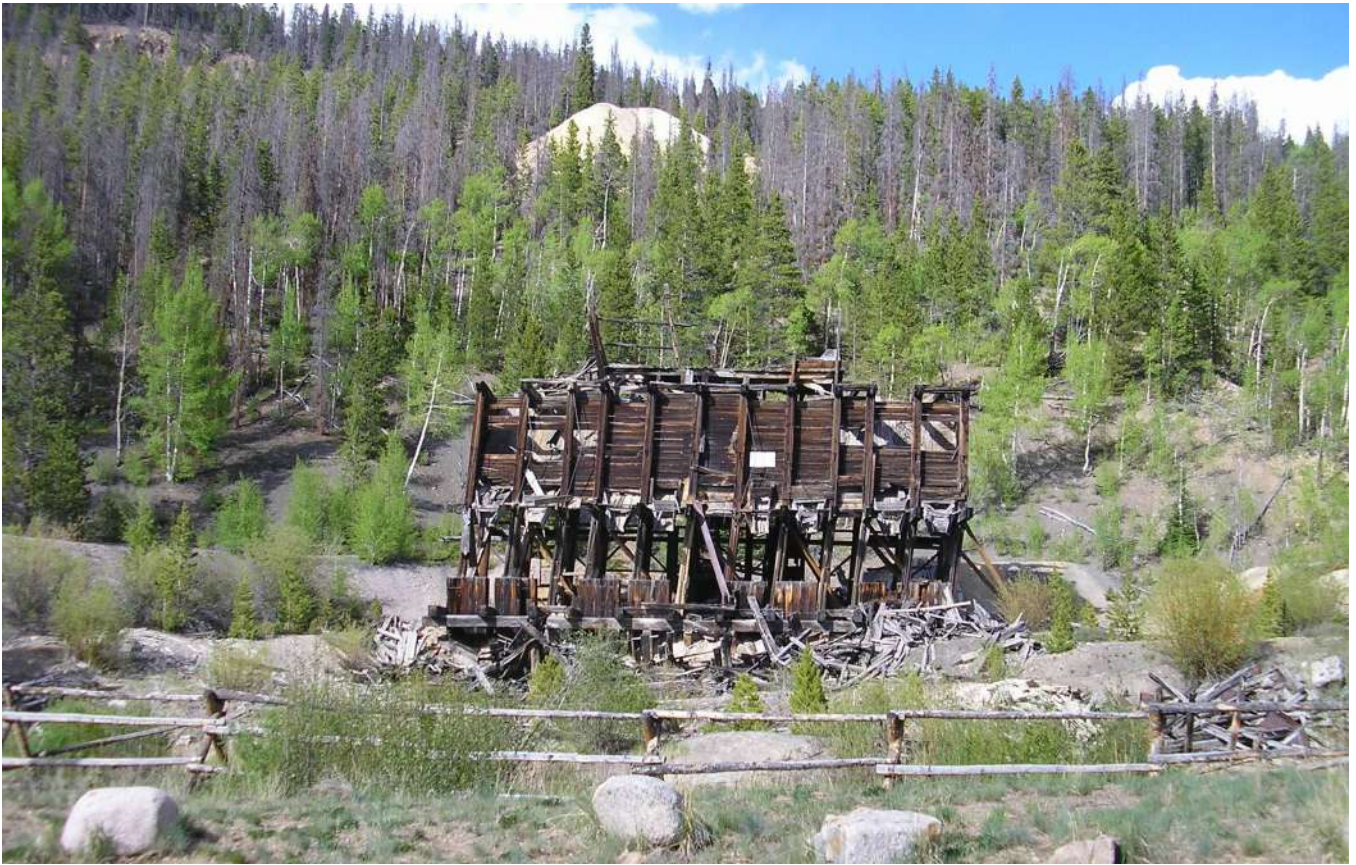
Mid 1960s



1978



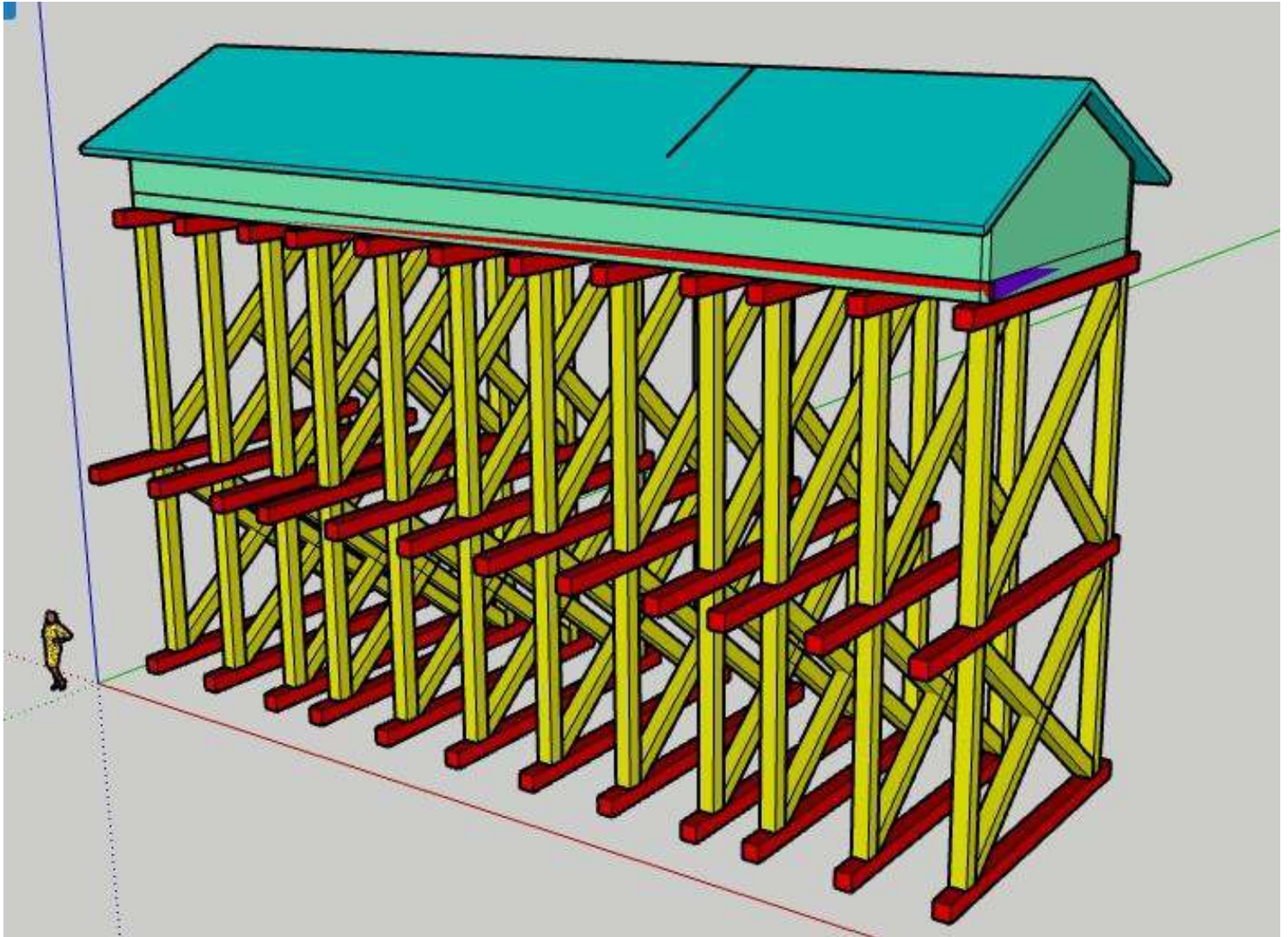
1980s



2012



2015



Roof concept